



15 March 2008 Newsletter

Dear Resident:

Your newly elected board members of the Horsemen's Run Community Association, Inc. held their first meeting on 15 January. We are happy to report that because of the exceptional stewardship of our previous Board, our finances are strong and in fact, make it possible to address some much needed capital improvements this year. Dates for upcoming Board meetings, past Board meeting minutes, along with a monthly budget update will be available on our community website. It is our intent to keep you informed on all issues pertaining to our community through www.horsemensrun.org, our community's #1 communications tool. We encourage you to visit it often.

Community Information:

2008 Assessment notices were mailed out to everyone in mid-January. Your annual assessment is due and payable by 31 March 2008. There was a regrettable error on the assessment notices that indicated the current assessment was for 2007. We apologize for this error and trust it did not confuse you.

Block Captain System Update. We have several new block captains for our community. They should introduce themselves or you will have a note that indicates their name and contact information. We are meant to be a connection between you and our HRCA Board. Please let us know how we can help or if you have any concerns. If you have any questions please let Georganne Mobley know.

We will begin very soon in preparing for the opening of our Community pool. We anticipate opening our pool for the season in mid to late May with the approval of the county based upon state mandated water restrictions.

Our Community Gazebo located in the main park is available for residents use at any time. If you would like to reserve the Gazebo exclusively for an event (family picnic, prom pictures, kids birthday party, wedding, etc), please contact Elizabeth McCullough who will maintain the Gazebo master schedule.

Our neighborhood is now entering its tenth year and if you have not had preventive maintenance performed on your septic system you may wish to consider having it checked if your system is over three years old. Bill Fountain, recently had a stoppage in his system and determined that the problem was at his tank. He called the company that installed the system - which he found by calling the Environmental Health Branch of the Fayette County Health Department land paying one dollar for a copy of the system design. You will need to provide them with your address and lot number. Bill's installer was Fayette Septic & Sewer, Inc. which he would recommend them to anyone. They are very professional; have been in business in Fayette County for many years; and they are located off of GA 85 and very near to our subdivision. In 1996 the State started requiring a filter on the outlet side of the tank to catch small particles before they enter the tile field. Bill's problem was the filter was coated with a scale like material and was informed that the scale was caused by using a powered detergent. He now uses a liquid detergent. If you would like further information on this, please contact Bill Fountain.

We are always seeking additional volunteers to assist in various roles within our self-run and managed Community. Currently, we are in need two volunteers to become part of the Architectural Review Committee. If you are interested, please contact Georganne Mobley.

Community Issues:

We have received some complaints and concerns about cars and trucks speeding within our Community. Just a reminder - the speed limit is 25mph. Please help keep everyone safe.

Barking dogs late at night is another complaint we hear about often. Please be aware there is a Fayette County Code (Section 12-30. Specific public disturbance noise prohibitions.)

“it is unlawful for any person to cause, suffer, allow or permit any of the following sounds. Sounds occurring at any time of day or night and resulting from the following causes: *Animals and birds*. Sounds resulting from the owning, possessing, keeping or harboring of any animal for frequent or for a continued duration, which unreasonably interfere with the peace and comfort of persons in any residential districts...”.

Additionally our Covenants include similar language under Article 7.6 (Nuisance) “...causing any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property”.

We have a great community and certainly want all homeowners to enjoy their homes and pets. We all work very hard and probably moved to this community for the peace and tranquility it offers. Dogs are a wonderful addition to families and help reduce stress and improve quality of life. We just need to be mindful of our neighbors. Thanks to everyone for their help in this effort.

Safety of our children. We were just notified in the past few days of two incidents in our Community.

First, on Monday morning (10 Mar), while children were waiting for the bus, a strange car was suspiciously driving slow and stopped in front of one of the homes on Horsemen's Run. A man was on the cell phone and stayed in the same spot for some time. Concerned residents got his tag info and called 911. He then turned around and headed back into the park, went around the park and then turned back on Horsemen's Run again appearing to leave the neighborhood.

Second, on Thursday (13 Mar), there was an incident where a suspicious car (white, 2-door, mid-size) followed some elementary school aged children on Housman Drive while they were walking home from the bus stop. The car pulled ahead of the children and stopped. The alarmed children walked away from the car toward a neighbor's house. The Sheriff's office was notified of the incident.

Lastly, we have received some information about potential drug dealings in our pool and tennis court parking lot. It has been reported that cars are backed into the parking spaces (so their license plates are not visible) late at night.

We have contacted the County Sheriff's office who will increase their patrols in our Community. The Sheriff's department recommended the homeowners to be watchful of the neighborhood especially during the time the school-aged children are going to and getting home from school. Of course we don't know if the children were a target; if vacant homes were being scouted; or these were just innocent incidents. The Sheriff requested that if Community residents observe any suspicious instances they should call 911 and report it. The Sheriff will dispatch a patrolman to investigate. We strongly support this and ask for your help. The bottom line here is we all need to be more aware of what is happening in our Community and especially watchful of our children.

Questions for our Community Homeowners:

Questions have come before your Board of Directors regarding the simplest and most cost effective way to communicate issues of interest to all the homeowners. Options discussed included:

1. Community-wide Email notifications
2. Calling Post (a group telephone message system)
3. Newsletters/flyers
4. Snail mail (US Post Office)
5. Temporary lawn signs
6. Placing information on our Community Web site
7. Purchasing and installing a permanent but changeable sign for the front entrance

Please let your Board know through your Block Captain which communications method or methods you prefer.

Is there is any interest in organizing a "Neighborhood Watch" within our Community. If you are interested, please contact Elizabeth McCullough and let her know.

Is there any interest in obtaining the services of a swimming instructor once the pool opens? Individuals would pay for the lessons. If you are interested, please contact Bill Fountain and let him know.

Is there any interest in trying to find a solid waste handler to provide exclusive service for our community at a reduced rate? If you are interested, please contact Bill Fountain and let him know.

We are thrilled to serve our community and hope to provide the kind of leadership that will preserve our property values and enhance our quality of life, without raising assessments. We encourage you to commit to attending at least four board meetings per year and let your voices be heard. They are held on the 3rd Tuesday of every month at 7pm. At the least, please send one of us an email with ideas and comments. The more we hear from you, the better job we can do.

Sincerely,

Your 2008 Horsemen's Run Community Association Inc. Board of Directors and Committee Chairs

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Horsemen's Run Community Association, Inc.

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